

## 15. GUIDELINES FOR NEW BUILD PROPERTIES

A variety of architectural styles have developed on the Estate since it was established over 400 years ago. Residential examples include 18th century cottages, Georgian villas and town houses, streets of Victorian and Edwardian terraced and semi-detached houses and a large number of mid-century modern homes that have been built since the 1950s.

The Scheme of Management states:

6. (a) *“Without the prior consent in writing of the Managers no enfranchised property shall be used for any purpose whatsoever other than that for which it could lawfully be used immediately before the date of enfranchisement and without prejudice to the generality of the foregoing no property or part of a property which could only lawfully be used for one occupation at that time shall be used for two or more occupations “*

The subdivision of plots alters the streetscape and erodes the original character and landscape of the Estate. This would be considered to have a detrimental impact on amenity and therefore unlikely to be approved.

Proposals for new developments are assessed on their own merit. They must be in keeping with the character of the Estate and their immediate setting. Proposals must enhance the locality and have a positive impact by having excellent design standards. They must not detrimentally impact residential amenity.

Proposals should incorporate very high standards of energy efficiency and sustainability meeting the building regulations Part L1a and Part O and reaching exemplary Passivehaus standards where possible.



Huf Haus example

## 15. GUIDELINES FOR NEW BUILD PROPERTIES CONT.



Huf Haus example

### General requirements:

- If the site has existing buildings or structures their suitability for demolition must be assessed. Buildings of heritage interest, streetscape merit or group value are unlikely to be deemed suitable for demolition and replacement with a different design.
- Any change to the external appearance of a property requires a permit application and all demolitions (partial and total) of a property require a permit. Like-for-like repairs can be carried out to a property without a permit. Some owners may find it preferable to completely rebuild a property in which case the rebuilt property must precisely match the design, dimensions and detail of the original property in every respect. In cases such as this, a detailed measured building survey is required documenting the design, dimensions and detail of the original property in plan and elevation. Material samples, construction details and a detailed sustainability statement will be required.
- The density and type of dwellings should be carefully considered and should be a response to local need. Please refer to the Local Plan at The London Borough of Southwark's website, Southwark Plan 2022.
- Proposals must consider the relationship with neighbouring properties and the streetscape. This will include the scale and massing of buildings, ground levels, roof ridge and eaves heights etc. A detailed character analysis of the immediate area is required.
- Proposals should consider the space between buildings, massing and the front and rear building lines of adjacent dwellings. Backland development will not be approved. Existing building lines and spaces between neighbouring dwellings must be shown on drawings to ensure that the context of the proposal is fully described. Rear garden space must be proportionate to the size of the development and of suitable design quality.
- Walls built on a shared boundary cause disruption and may require access from neighbouring property, so applications of this nature will only be considered with a letter of agreement from the neighbour concerned. Where the neighbour hasn't given written agreement, it is usual to request that the side wall is offset from the boundary.
- New housing development should not cause a loss of amenity to neighbouring residents. This means a loss of daylight or sunlight, a loss of privacy, an overbearing impact or loss of visual amenity. The distance between habitable rooms, the placement of windows, massing and orientation will be examined, and applicants are required to submit supporting information including sections, 3d contextual views, and daylight and sunlight studies. Balconies or 'Juliet' balconies will not be permitted. Provision must be made for screening to preserve or improve neighbours amenity.
- Proposals should use a local palette of materials which are appropriate and in keeping with their setting. Samples will be required including actual on-site samples, and these will need to be approved before commencement as a condition of a permit.

# 15. GUIDELINES FOR NEW BUILD PROPERTIES CONT.

- Windows in new build dwellings should normally match the proportions, frame colour and materials of nearby properties. Typical 1:5 scale drawings and product information data sheets are required. Triple glazed units will be permitted if the frame size and appearance is similar to traditional windows. Trickle vents, if required, should be concealed with a timber strip detail known as 'head drip'. Alternative window materials and styles may be considered and could be suitable if the scale, proportions and details are in keeping with local character. Streetscape elevations and a detailed local character analysis would be required for assessment.
- Proposals should demonstrate an improvement to the streetscape such as increased planting, improved materials or creating a more 'open' character due to lowered fences and walls. Before and after 3d views are required to demonstrate the streetscape impact and the impact seen from neighbours rear gardens.
- All existing trees should be clearly described on a site layout plan. A proposed landscape plan is required, detailing any necessary work to existing trees in order to facilitate the development. A tree protection plan and arboricultural report will also be required which should also include trees in nearby gardens. The installation of services via ducts or trenches must not impact tree roots and a tree root survey may be required to demonstrate this.
- Planted front gardens are an important feature of the Estate and all developments must have a minimum of 50% soft planting to the front garden area as described in Guideline 3. A scale landscape drawing and calculation of this area is required. If you are using gravel or 'grasscrete' this cannot be included in your calculation. Sufficient car parking provision must be made however, parking should not dominate property frontages, and layouts should minimize the visual impact of parked cars by ensuring that the width of the driveway entrance is kept to a minimum, and providing evergreen planted screening.
- Large areas of hard landscaping in front and rear gardens adds to the risk of local flooding. Applicants must demonstrate that careful consideration has been given to surface water drainage avoiding reliance on mains drains and using a permeable (porous) surface. A detailed SUDS (Sustainable Urban Drainage System) assessment report should be included with your application.
- Boundary treatments ie. fences, gates and hedges should match the predominant original style in the street or the group. Elevation drawings with ground levels will be required.
- Space should be provided for refuse storage and cycle parking as part of the landscape design. Refuse storage should not negatively impact the streetscape or neighbouring properties and should therefore be well screened. Detailed plans and elevations are required for any proposed new structures as described in Guidance note 12.
- All applications should include a sustainability statement setting out how a high level of energy efficiency will be achieved. This is likely to include high performance insulation and air-tightness, green roofs, sustainable materials, renewable energy sources such as solar panels, MVHR, and air source and ground source heat pumps. Installations should comply with Guidelines 13 and 16.
- A landscape plan and biodiversity strategy are required including a method statement setting out timescales for when planting and wildlife habitats will be established, and species and size of trees and shrubs that are to be planted.
- The design should make provision for mechanical plant to be housed within the property or within suitable acoustic enclosures which meet Guideline 16 and are within local authority noise requirements.